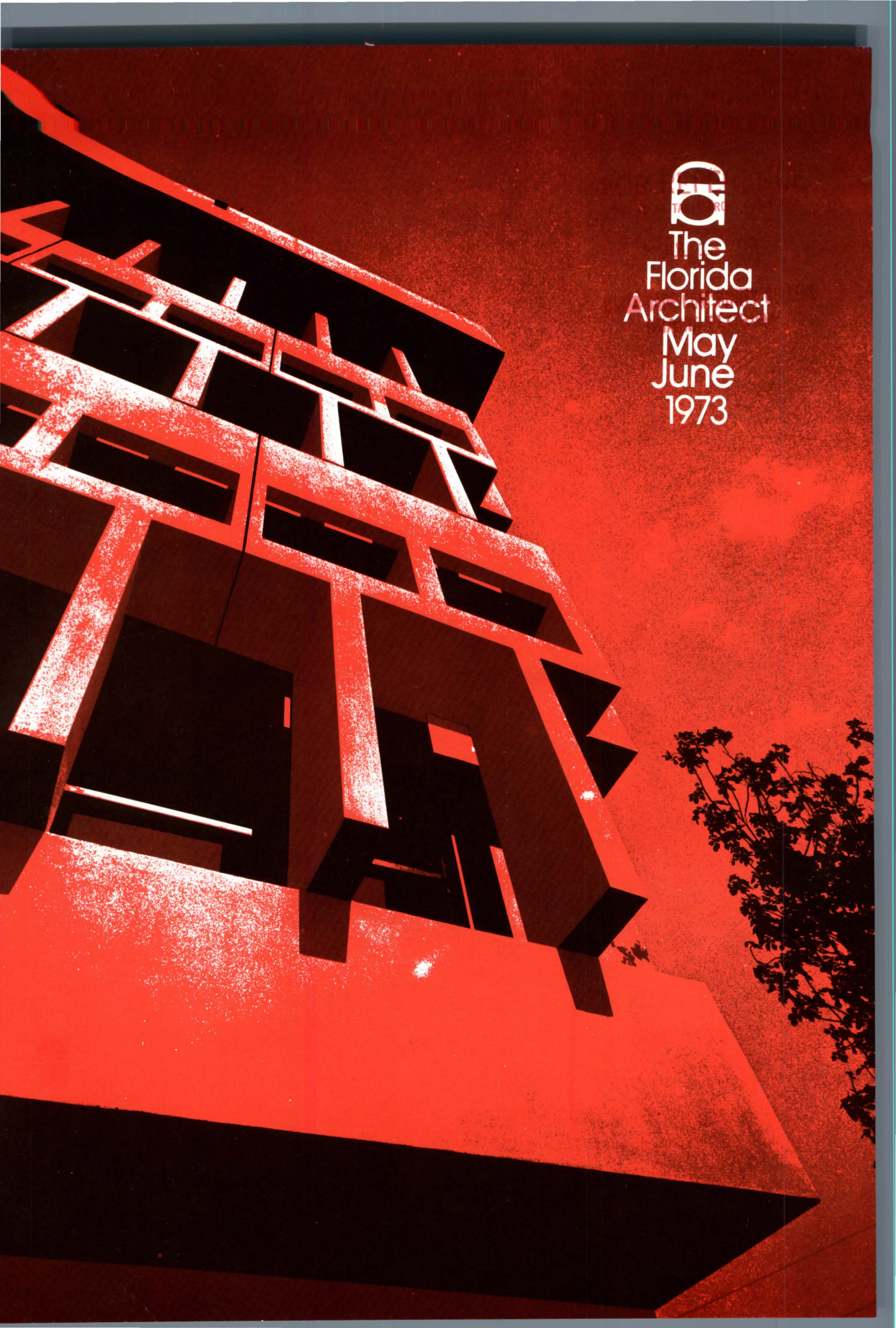
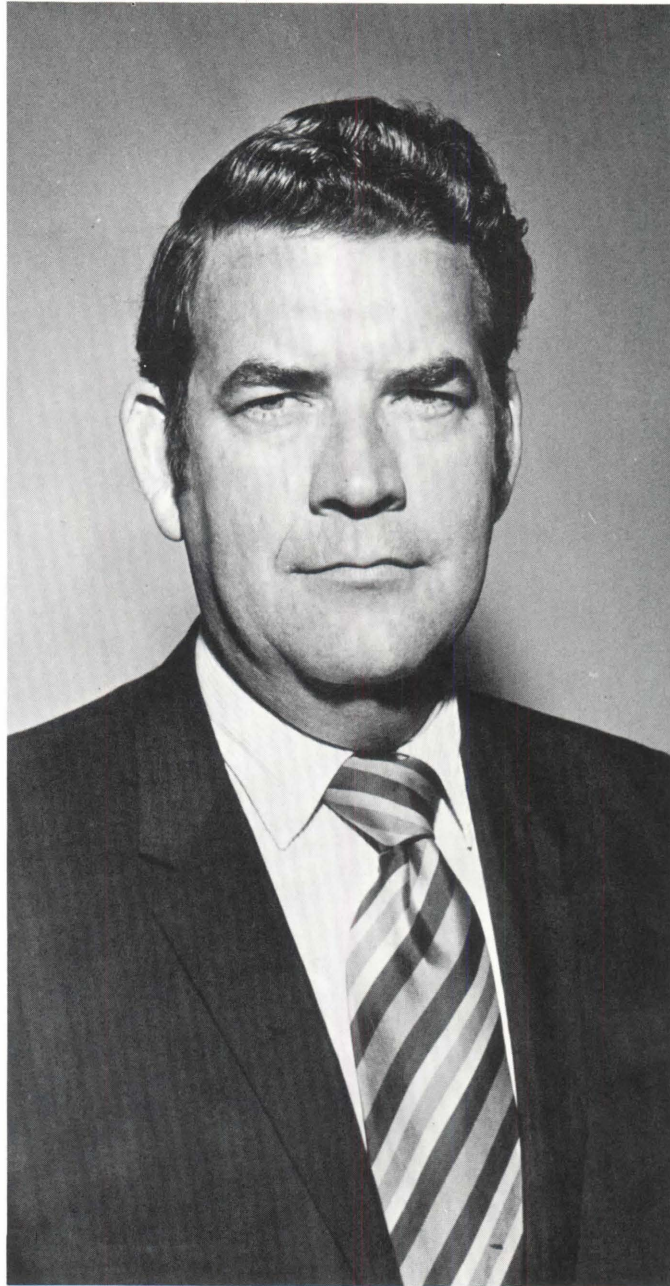




The
Florida
Architect
May
June
1973



Earl Starnes Elected Fellow



Earl M. Starnes was elected to the College of Fellows of the American Institute of Architects, a lifetime honor bestowed for outstanding contribution to the architectural profession. Formal investiture was made recently during the AIA Convention in San Francisco. Fellowship is the highest honor the Institute can bestow on its members.

Starnes is Director of the Division of State Planning for the State of Florida and was formerly a Commissioner of Metropolitan Dade County.

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COVER: Blount Building, office structure in South Miami.
Architects: Abele & Forfar. Photo by Kurt Waldmann

3/73 Volume 23 Number 3

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FOR REFERENCE

NOT TO BE TAKEN FROM THIS ROOM

JUL 13 1973

MIAMI-DADE COMMUNITY COLLEGE
MIAMI, FLORIDA

The Florida Architect May June

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Ed still found time recently to act as Chairman of the Energy Conservation Seminar sponsored by the Atlanta Chapter of the Producers' Council, of which he is a member.

Now there's a guy who really follows through. Give him a call soon. Libbey-Owens-Ford, 1819 Peachtree Rd., N.E., Atlanta, Georgia. (404) 355-2410.

LOF

Blount Building



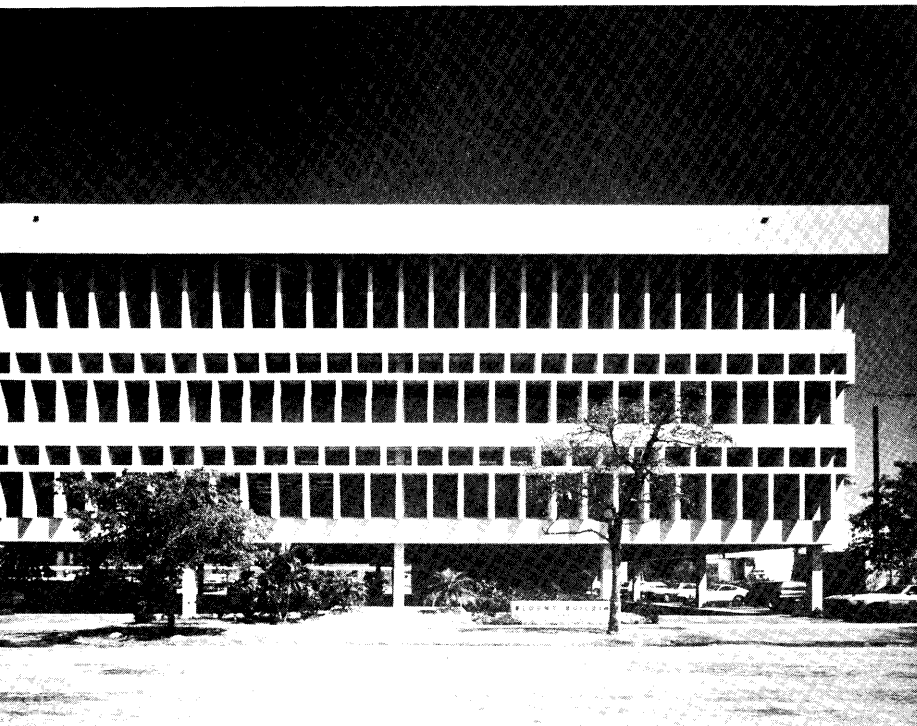
The building design developed around a prime Coral Gables property open for view from all sides. The Owner requested a better than required ratio of parking spaces to building area. Three floors of rental area were elevated one story above grade and the maximum amount of covered and landscaped parking was provided. Floor to ceiling glass took advantage of the view of the surrounding community but compounded the obvious sun and glare problems. The precast concrete sun-screen is set out from the glass to allow washing without slings or scaffolds and the horizontal precast members are placed so as not to obscure the view at eyelevel.

The structure is entirely concrete with prestressed joists and concrete columns, floor and roof slabs. Construction time 9 months.

The air conditioning is a direct expansion system with air cooled condensers within a walled enclosure on the roof and air handling units in the central vertical core on each floor.

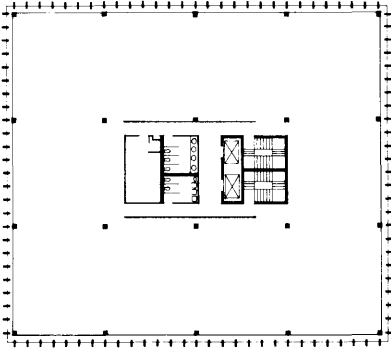
The building was completed in November of 1972 and is presently 81% leased out with the strong prospect of 100% before summer.

Photos: Kurt Waldmann

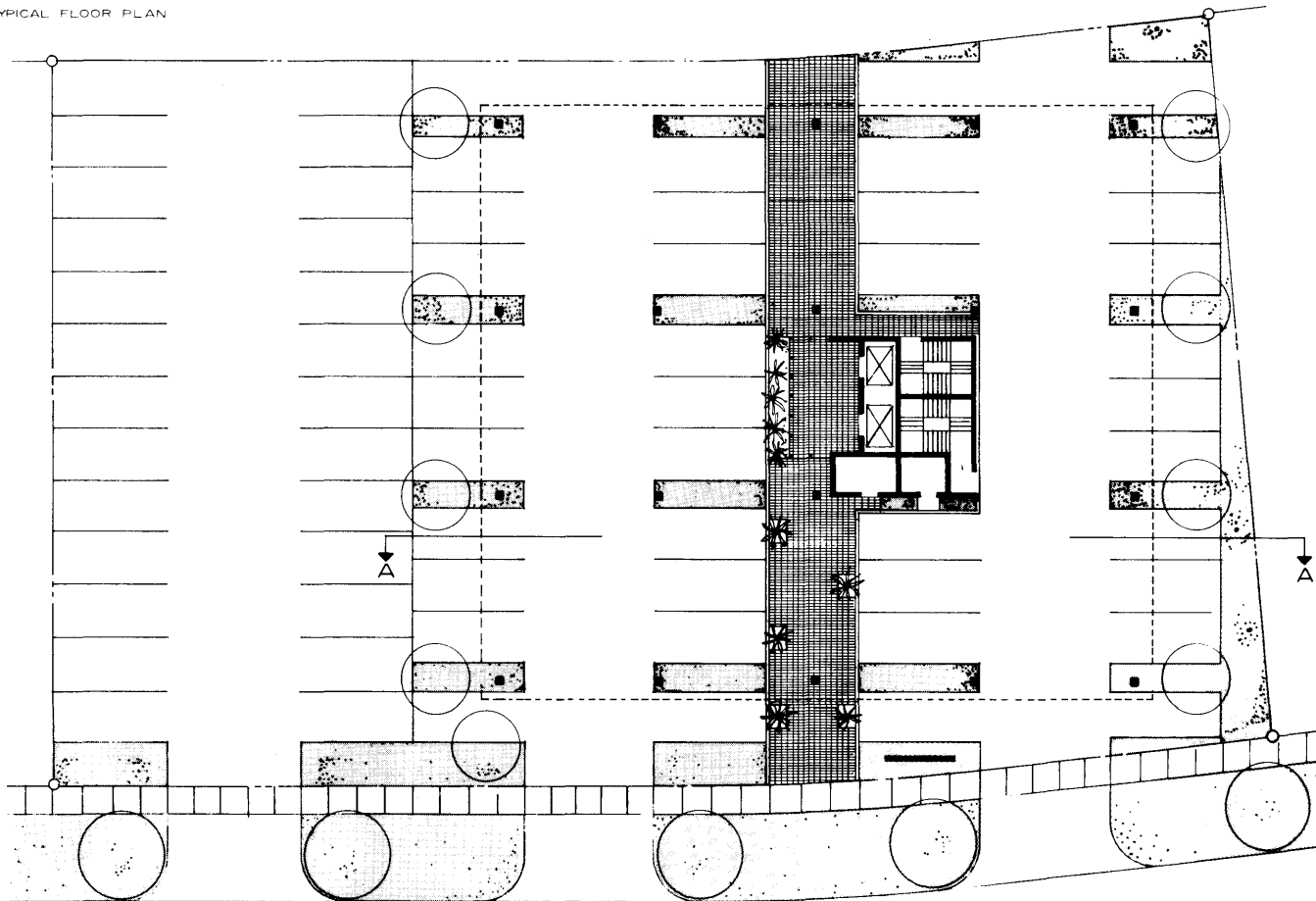


CONTINUED

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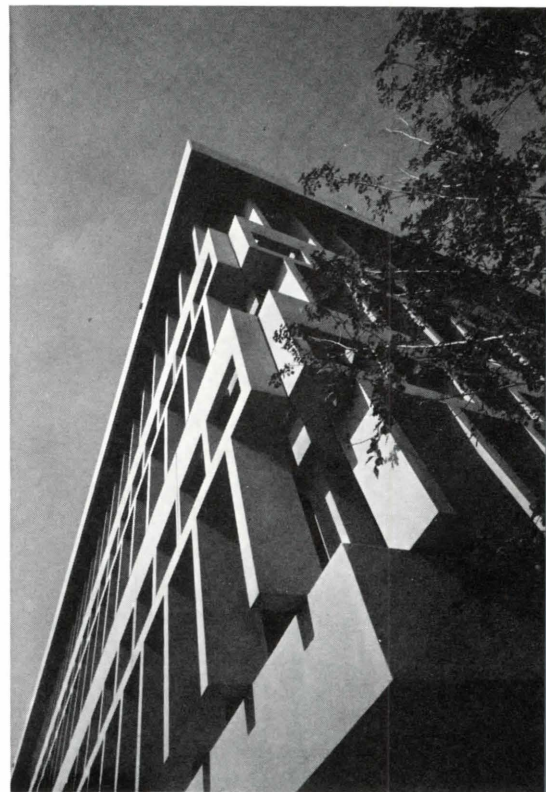
TYPICAL FLOOR PLAN



FIRST FLOOR PLAN

0 10 20 30

ARCHITECTS: Abele and Forfar
STRUCTURAL ENGINEERS: McGlinchy & Pundt
MECHANICAL & ELECTRICAL ENGINEER: Donald Weeks
LANDSCAPE ARCHITECT: Jonathan Seymour
CONTRACTOR: Clark Construction Company
OWNERS & LEASING AGENT: Mr. & Mrs. David N. Blount





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"And TECO provided that flexibility with climate controlled electric heating," J. D. Sellers, vice-president of D.S.J. Developments, Inc., said.

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"We build for the light manufacturing, warehousing and distribution needs of companies whose limited space requirements have kept them from enjoying the advantages of the single-occupant industrial park.

"At the Jetport Commerce Park we will have a number of buildings which will collectively provide 500,000 square feet of space. Two buildings are completed now...and have been divided into units of approximately 2,000 square feet. Each unit has its own basic climate control package which, since it's electric, can be increased to meet the needs of the tenant — from high-ceiling warehouse to partitioned office space.

"We have additionally taken care to design each building aesthetically with ample visitor parking and landscaping at the front and employee parking and truck loading facilities at the rear.

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What makes us any different? Everything.
First, General Environmental is a relatively new company. So when we began, we had no vested interest in how things were done in 1960 before the ecological movement. We began, in fact, as a result of that cause.

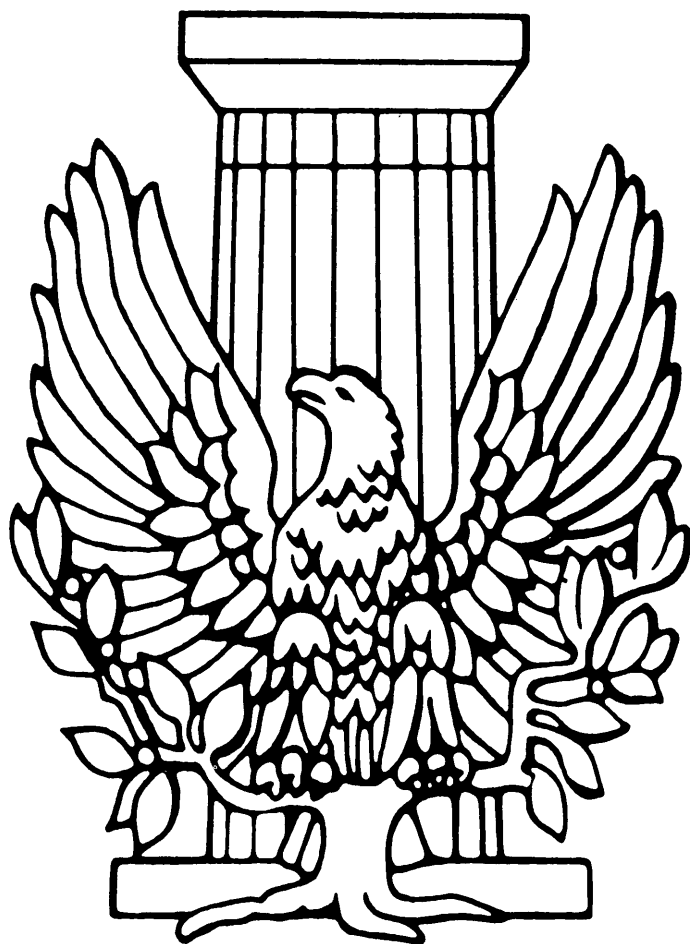
Secondly, we knew that the entire industry could use a fresh approach. So we gathered the finest staff of sanitary engineers in our industry—bar none. They studied every treatment method ever conceived, every problem ever faced and then redesigned the wheel. The resultant innovations have rocked the industry... probably because many are so logical that everyone else wonders why they never thought of them.

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KEY: Chapter Location

B — Broward County	NW — Florida Northwest
D — Daytona Beach	S — Florida South
C — Florida Central	SW — Florida Southwest
G — Florida Gulf Coast	J — Jacksonville
N — Florida North	M — Mid-Florida
NC — Florida North Central	P — Palm Beach

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The Value of an Architect

Reasons for Engaging an Architect

By engaging an architect anyone contemplating building assures himself of *good* building, *economy*, and an *efficient* building operation.

I GOOD BUILDING means sound planning for convenience and comfort to meet the special desires and specific working and living needs of the architect's client, the Owner; distinctive design; safe construction; and well selected equipment for the occupants' health and comfort. The architect also secures the necessary approval of zoning authorities and building officials.

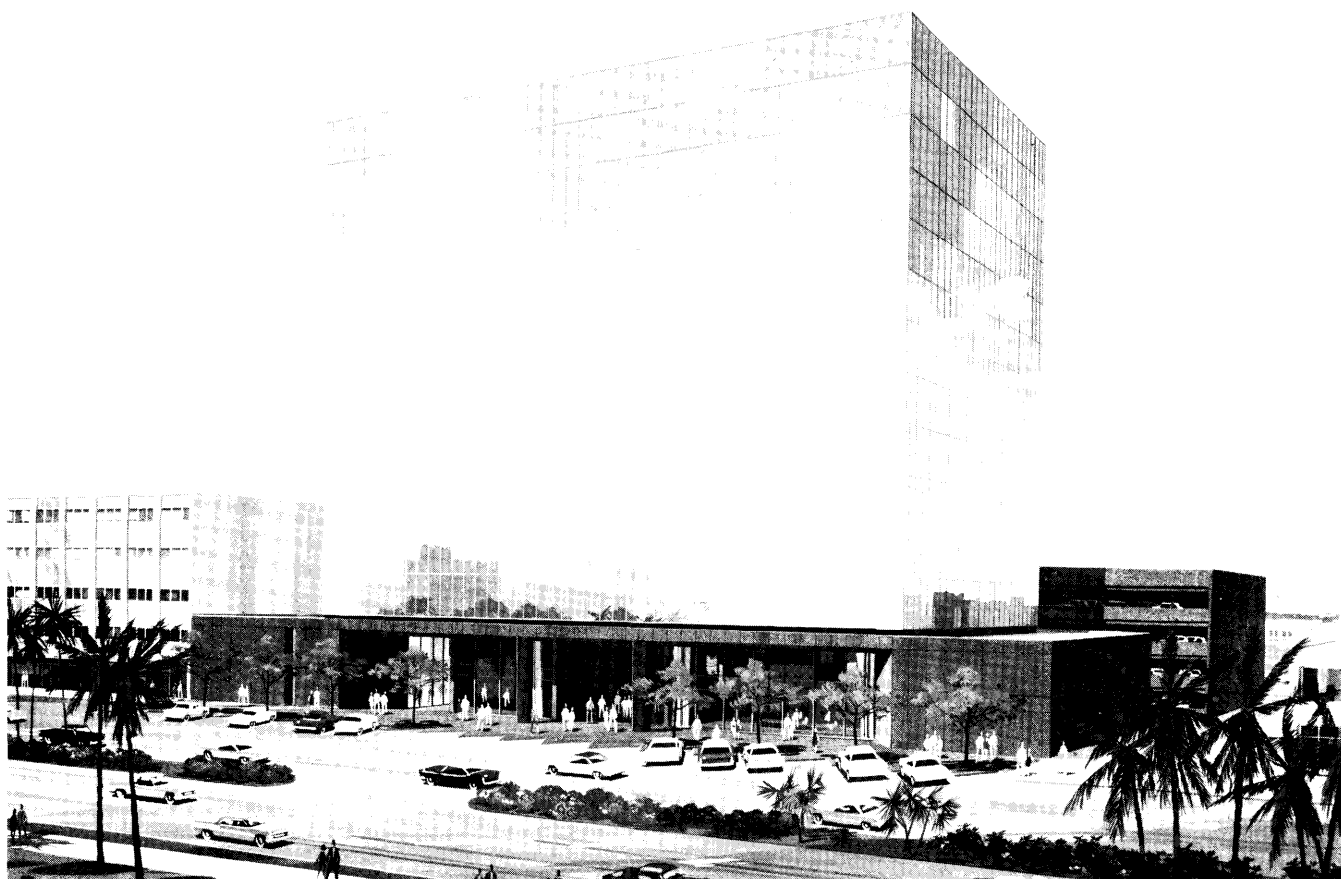
II ECONOMY results from skilled planning of the building and of the building operation, and wise selection of materials and appliances. An architect is guided by his client's budget, and he may also advise concerning financing.

III AN EFFICIENT BUILDING OPERATION is possible only with carefully prepared drawings, specifications, and contracts; and *competent* and *unbiased* general administration of the construction. An architect also advises regarding the selection of contractors, prepares their contracts, and guards his client against losses resulting from lien laws and other causes.

IV TO ACCOMPLISH THESE OBJECTIVES, an architect must have had years of education, and intensive training and experience in his highly specialized profession. He frequently uses the services of specialists in structural design, heating, air conditioning, sanitary engineering, lighting, acoustics, interior design, landscape architecture, etc.; collaborating in their decisions, and coordinating their work.

V THE ARCHITECT IS HIS CLIENT'S PROFESSIONAL ADVISER and agent, from start to finish of a building operation. He may be prepared by special arrangement, to accept any reasonable degree of responsibility his client may wish to delegate. In any case, the architect sees to it that his client gets what he pays for. In brief, the architect represents the client's (and only the client's) interests. He has no commercial interest in any particular form of construction, or appliances.

VI PAYMENTS FOR ARCHITECTURAL SERVICES are only a small fraction of the total cost of a building. An architect may save for his client a sum much larger than his total compensation; even more often his contribution to the work enhances the value many times than the amount of his charges. Architectural service does not cost — it pays.



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The recent decision of *Simon v. Omaha Public Power District* is of major importance to architects and owners. This case involved a negligence action which was brought by Albert Simon against the Omaha Public Power District and Gibbs, Hill, Durham and Richardson, Inc., Architects and Engineers. The plaintiff, Simon, was working as a steam fitter for Natkin and Company, a subcontractor. Omaha Public Power District and Gibbs, Hill, Durham and Richardson, Inc. cross-petitioned against Natkin for indemnification as to any amounts adjudged against them in favor of Simon. On the basis of a jury verdict there was a money judgment entered against the two defendants, and the jury also held that Natkin was not responsible for indemnifying Omaha Public Power District and Gibbs, Hill, Durham and Richardson, Inc. The two defendants appealed the jury verdict, holding that Natkin was not responsible for indemnifying them.

The facts surrounding this case are important. In 1964 Omaha Public Power District engaged Gibbs, Hill, Durham and Richardson, Inc. to act as consulting engineer in construction of a new generator addition to the North Omaha power plant. In their contract Gibbs, Hill, Durham and Richardson, Inc. made the following promises as regards their undertakings:

1. Management and supervision of the entire construction.
2. Inspection of field work performed by various contractors to determine acceptability of the work, including all necessary checking to insure compliance with the plans and specifications and to protect the District's interest in safety, housekeeping, fire prevention and operation of the running plant.

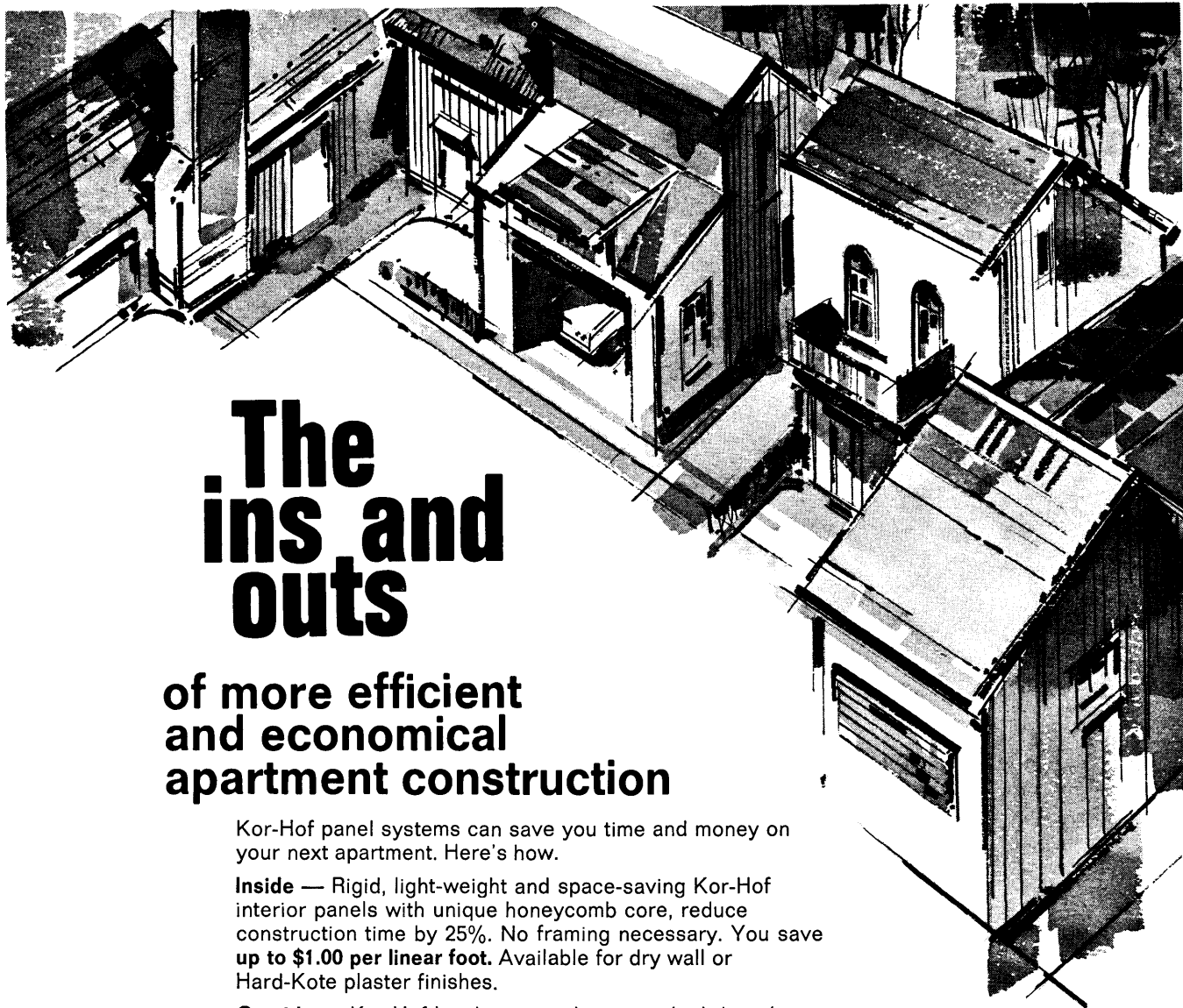
The testimony adduced at trial reflected that the Omaha Public Power District relied on Gibbs, Hill, Durham and Richardson, Inc. for the performance of all safety responsibilities. On February 9, 1967, Thomas Simon fell through a duct opening on the first floor of the building. He was impaled on three one-foot, vertical, reinforcing rods of steel set in concrete on the ground floor. The dimensions of the duct opening were 3 1/4 feet by 3 1/2 feet.

The Appellate Court dealt extensively with the fundamental relationships between the parties in this action. Simon, an employee of Natkin, who was a subcontractor for Omaha Public Power District, was an invitee of Omaha Public Power District with the consequent responsibility to Simon flowing from that relationship. The duty of an owner in control of the premises where work performance under a contract with the owner is to be executed, is to exercise reasonable care to keep the premises in a safe condition while the contract is in the course of performance. The possessor of land thus retaining control is subject to liability for personal injuries to business visitors caused by a natural or artificial condition thereon if he knows, or by the exercise of reasonable care could discover, the condition which, if known to him, he should realize as involving an unreasonable risk of harm to the invitee. The Court stated that it was aware that a large construction project has many dangers which are inherent in or normal in construction work. Under such circumstances a safe place to work requires that the owner in possession and control of the premises should recognize that the work is likely to create during its progress a peculiar risk of physical harm to others unless special precautions are taken. The Court cited Nebraska law holding that the owner's duty to an invitee to provide a safe place to work cannot be delegated or avoided by contract where the owner retains possession and control of the premises. The Court then found that Gibbs, Hill, Durham and Richardson, Inc. was the agent of Omaha Public Power District as a matter of law and any negligence of Gibbs, Hill, Durham and Richardson, Inc. was imputable to Omaha Public Power District.

It was the contention of Gibbs, Hill, Durham and Richardson, Inc. that it was not liable to the third party, Natkin, for its nonfeasance in carrying out its contract with the owner, Omaha Public Power District. Essentially, Gibbs, Hill, Durham and Richardson, Inc. argued that it had no contract with Natkin and consequently, owed no duty to Simon. The engineers argued that a contract with Omaha Public Power District gave them no authority to stop the work; no authority to commandeer the employees of the various contractors and to set them to work correcting unsafe structures, and

that they had no obligation to build or correct any unsafe structures or openings in the building itself. The Court said that the terms of the contract, which are set out hereinabove, spoke for themselves and that Gibbs, Hill, Durham and Richardson, Inc. assumed total responsibility for safety, and in fact, maintained a safety advisor on the premises. The Court held that if an architect or engineer in the course of this agency undertakes as part of his contract to render service to his principal of a type which he should recognize as necessary for the protection of third persons, he must exercise reasonable care in the performance of the undertaking. It is not the contract which gives rise to the duty, nor is the standard of care increased or diminished by the status as agent, it is his common law obligation to do that which he undertakes so as not to injure another. Gibbs, Hill, Durham and Richardson, Inc. actually undertook and entered upon the performance of safety inspection for its principal, Omaha Public Power District, following its written contract to do so. Having done so, it was that firm's duty to use reasonable care in the execution of its undertaking and contract so as not to cause any injury to third persons, and it cannot avoid this duty by abandoning its performance and leaving things in a dangerous condition without proper safeguards. Thus, the Appellate Court held that Gibbs, Hill, Durham and Richardson, Inc. did owe a duty to Natkin and consequently, a duty to Simon, as Natkin's employee. This duty was breached and consequently, Gibbs, Hill, Durham and Richardson, Inc. should be held liable.

This case once again points up the need for architects to be most cautious in their agreement to provide services to the owner over and above the basic architectural services. Architects have enough liability exposure through the use of standard AIA documents without extending themselves into the field of complete safety supervision, etc. If the particular project does require that you provide additional supervisory services, do not accept this responsibility lightly, as it may cost you dearly as evidenced by the decision above.



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Compensation

By C. Day Woodford
Reprinted From California
Council AIA Newsletter

Professional architectural service is the heartbeat of any construction project. It's the quality of that service that makes a project live or die.

It's the time when research and decision can spend money wisely or waste it. It's the quality of study and planning that helps the project shape the environment toward design excellence, orderliness and stability.

Determining compensation for these complex architectural services is a question of considerable concern and confusion for the public and for the profession.

Past history has established a percentage of the construction cost as the most common means of arriving at a fair figure of compensation for the architect. This method became a standard procedure when construction costs were fairly stable, when building codes and rules were simple and when regulatory agencies were not popping out of the woodwork like termites.

It also prevailed when architects' costs were fairly standard and when required services were not complicated by the scientific, union-dominated, court conscious world we live in today.

Projects today vary from complex centers valued at hundreds of millions of dollars requiring studies in sociology, security, radiation, city traffic patterns and on and on, to single purpose projects that are small in size and require relatively uncomplicated technical services.

All these projects have a single construction cost but the cost has no direct relation to the amount of architectural service required for any particular project. Why should we determine one cost, based on another, when they are not related?

Compensation has to be measured by the amount of time it takes to render the service required and desired, at a price commensurate with properly paid employees and associates, reasonable and adequate overhead and fair and equitable profit.

Only by determining compensation in this manner can the quality of architectural service be maintained. If compe-

tion for professional services develops on a price basis, as some federal agencies seem to think it should, it would have to result in furnishing less and less service for less and less compensation. Costs remain the same and quality be damned.

Why then, if time to render a service is the only direct relationship to the cost of that service, are architects' charges still based on old out-of-date percentages of construction cost?

The answer, of course, is the natural resistance to change that exists in the human being.

A complete change in thinking is required by not only the using public, the architects' clients, but the architect as well.

In establishing a timecost requirement to furnish architectural services for a given project, the first inclination of the client will be to compare this figure with a historically used but incorrect percentage of the construction cost.

It's his only knowledge of what, in his mind, is the price for professional service. An upgrading of percentage can be understood and even accepted when facts are presented and substantiated.

The architect's costs are going through a period of great change. Costs of consultants (mechanical, electrical and structural engineers) used to take 30% of the architect's compensation. Today, because of increased requirements in these fields, the consultants' cost is 40% to 50%.

Historically, ours is an underpaid profession. College graduates with five to 10 years of experience do not earn as much as construction workers.

Concerted efforts to upgrade salaries and provide benefits that are standard in almost every other field of employment are the major activities and concern in the profession today, and these will increase architectural service costs.

Costs of construction have risen as well but in a 20 - year period where building costs rose 45%, architects' costs rose 85%. Insurance alone is almost 1,000% more than it was 10 years ago.

These are costs of professional service that have no relation to construction costs.

As a professional, the certificated architect has many demanding obligations. He must preserve the confidence of his client and represent truthfully and clearly his capabilities and qualifications.

He must strive to advance the science and art of planning, designing and building; and to promote the improvement of the quality of our physical environment.

The architect, by law, must promote public health, safety and welfare. At all times he must act in a manner which will bring honor and dignity to the profession of architecture.

The method of relating compensation to construction cost must be changed to uphold these impressive obligations and to establish fair and adequate compensation for architectural services.

The California Council, the statewide organization of the American Institute of Architects, has been studying this perplexing problem for several years and has now released an excellent document entitled, "Comprehensive Architectural Services." The document outlines a complete and uniform approach to establishing a time requirement for a given building project.

The document is divided into eight main phases of architectural service which in turn are separated into a total of 71 categories. Very few projects need service in all 71 categories nor does each category required need the same amount of time for each project.

As each project is analyzed for time required in each of the 71 categories to furnish architectural service on a quality basis, it is apparent to anyone involved that there is no longer any direct relationship between the cost of construction and the architectural service required.

At least it's a road in the right direction, even though it's a rough road full of collapsed bridges and detours. It's a road that has to be traveled and when the architect takes the road, will his client follow?

THEME: A NEW APPROACH, PEOPLE

In this decade we have witnessed more progress than in the previous fifty years combined. We are able to create and rebuild communities for less money and in a shorter span of time. Yet, through this progress we have absorbed the problems of an environment no longer able to live and function naturally.

We, as architects, landscape architects, urban planners and interior designers are becoming aware that improving the physical environment is not enough. We need not only quantity, but also quality of new construction to satisfy our growing population needs.

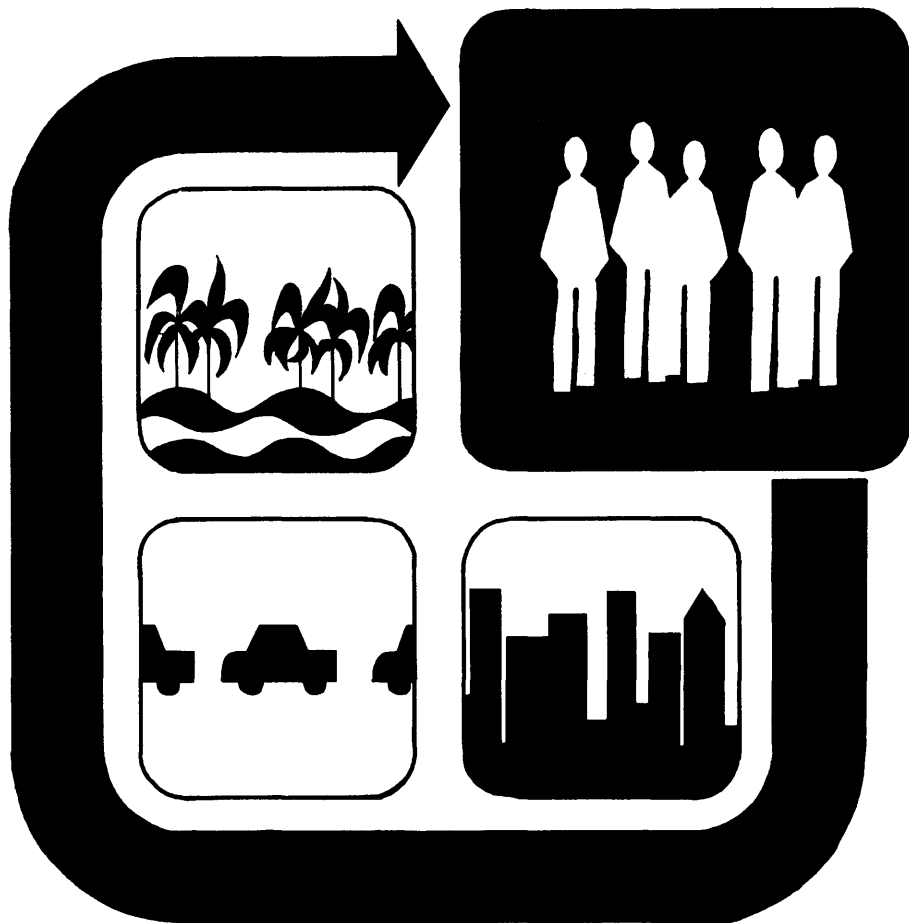
Here at Forum '73 you will have a closer look at the importance of the individual in the development of a richer and more stimulating environment for man. Out of our struggle to create a more natural environment for man, perhaps there will come new kinds of working relationships for designers and a growing role for our profession.

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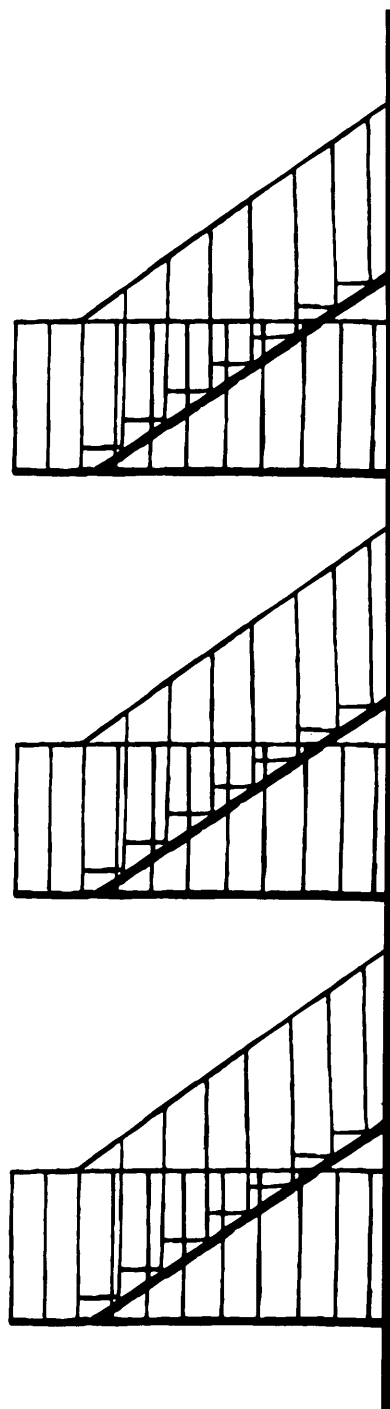
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Value Analysis

THIS WAS A STATEMENT BY WILLIAM A. CARLISLE, FAIA OF COLUMBIA, SOUTH CAROLINA, A MEMBER OF THE GOVERNMENT AFFAIRS COMMISSION, THE AMERI-

CAN INSTITUTE OF ARCHITECTS TO THE SUBCOMMITTEE ON PUBLIC BUILDING AND GROUNDS COMMITTEE ON PUBLIC WORKS UNITED STATES SENATE ON JUNE 19, 1973.

Value analysis is a process by which the functional requirements of a building or facility are identified, and design alternatives to satisfy those requirements are evaluated on the basis of both the initial construction cost of the structure and its anticipated maintenance and operational expense over its projected life span.

The basic goal of value analysis is to pinpoint the most effective, efficient design approach that will satisfy the facility's functional requirements based on established quality criteria and life span considerations. The result is optimum value for every construction dollar.

Value analysis uses the same initial analytical process as life cycle cost analysis, analyzing, on a functional basis, initial construction costs as well as anticipated maintenance and operational costs over the life span of a proposed facility. However, life cycle analysis includes an additional dimension — the salary, benefits, and overhead cost of the personnel who will function in the facility during its projected life span.

During the first step of the value analysis process, the functions that the building or facility must satisfy are defined. The second step involves a comprehensive evaluation of the differing design alternatives that could meet those functional requirements.

For example, an analysis of the illumination level of a facility could be approached in the following manner. An illumination requirement of 80 foot candles per square foot might be contained in an owner's program for a typical structure. This requirement would be evaluated in accord with the actual activity that is projected to take place within various sections of the building. Here the design professional must analyze whether an illumination level of 80 foot candles is actually necessary throughout every portion of the building or whether that level of illumination can be confined to specific work surfaces with a lower, less costly, less energy consuming illumination level used elsewhere. This analysis, of course,

could determine that an even higher illumination level might be required for certain functions within the structure.

With the results of this evaluation, the design professional can enter the second phase. Here he will consider the ramifications of natural and artificial sources of illuminations - how they meet functional requirements of the structure - how they might be integrated with each other or other components or systems planned for the building - how they compare regarding maintenance and operational cost over the projected life span of the building.

In analyzing the cost effectiveness of a facility, it is critical that all potential cost be considered.

When concerns about a building's costs arise, initial reviews often focus on shaving dollars off the basic construction cost of the building. This can result in false economy. Many times the substitute components or building systems chosen carry with them a much greater life span cost to the owner through increased maintenance and operational expenses than would have been the case for the initial component or system.

The Building Research Division of the National Bureau of Standards has found that in a 40 year cost analysis of government office buildings, first costs were 2%, maintenance and operation costs were 6% salaries and other personnel-related costs were 92%. ("Performance, Systems and the Office Building," Journal of Building Research, 1968) After isolating the personnel-related costs, the maintenance and operational expenses are greater than the basic construction cost by a ratio of 3:1. In the past and frequently in the present, primary cost considerations for many government facilities have been directed at the structure's first cost rather than its life span cost. This represents a failure to properly utilize the value analysis process and a potential misuse and waste of the tax dollar.

The 3:1 ratio of life span costs to basic construction costs demonstrates the

urgent need to include value analysis in federal construction — value analysis administered by the project architect or engineer, early in the design development, not after the design has been finalized and not before the design has begun.

In this regard, a suggestion has been recently made in the report of the Commission on Government Procurement that awards of architectural and engineering contracts on government projects over a specified dollar amount should be based on pre-design life cycle cost estimates, as one criteria to consider in the award of A-E contracts. The American Institute of Architects and several members of the Government Procurement Commission disagree with this viewpoint. The Commission minority report states that a requirement for pre-design life cycle cost estimates "reflects a total lack of understanding of the integral part life-cycle cost considerations play in the development of a design. Any forecast of life cycle cost made in advance of the design development is meaningless. . . In developing his design, the A-E (architect-engineer) can take into consideration the comparative life-cycle cost of elements of the various possibilities open to him. Only when the design is thus firmed up, and the choices made, can a realistic estimate of total life-cycle costs for the project be made."

The effective application of value analysis in the design concept stage requires that this stage become a more meaningful part of the overall design development process. In addition, the program on which the design is based must be far more flexible as to specific requirements, and far more explicit as to functional requirements than an architect can typically expect from many government agency clients.

One federal agency which utilizes value analysis services by architects and engineers on an effective professional basis is the Public Buildings Service of the General Services Administration. With GSA, the concept stage begins with the architect's analysis of the agency's problem to

CONTINUED

Letter

Gentlemen:

I have just seen your publication "Small Office Practice Handbook" and have found it to be a clear, concise overview of our office situation.

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determine how to most effectively translate the program's functional requirements into architectural concepts.

The first step in the design process for the architect is to make sure he understands what his client really needs; and the next step is to make sure the client understands what he - the client - really needs and the cost implications. It is the architect's role and responsibility to compare alternative approaches to achieving the real needs of the client, and to select those options which will give the client the optimum result for the minimum expenditure. Value analysis can be an effective tool in this process. It should operate so close to the design process that it becomes an integral part of the design process from the very beginning.

This means that for maximum impact on the design process, value analysis should be performed either by a sub-team set up by the architect within his own office, or by a team of consultants selected by and responsible to the architect, as other kinds of consultants frequently are. This requires setting up a mode of compensation not only for the consultants but for the architect, who would be responsible for an additional step in the design process not covered by present compensation arrangements.

Historically, architects, engineers, and others providing design services for construction have been excluded from participation in value analysis. This situation existed because value analysis provisions were only available to the contractor with an incentive payment (a share of savings resulting from value analysis performance) in addition to the payment of the cost of value analysis services. Recently, GSA instituted a professional approach for value analysis using the services of architects and engineers. The agency considers value analysis as a professional service to be provided by the designer or construction manager on a "level of effort basis for which they receive a fee rather than an incentive payment.

In addition to the "level of effort" required in the professional design con-

tract, GSA has retained the incentive payment clause in its construction contracts. However, the design professional must approve the contractor's value analysis proposals in order to maintain integrity of design and insure that life span costs are considered.

The use of value analysis also requires that the project's time schedule reflect the possibility that additional time might be required for redesign if value analysis reveals potential savings through the use of alternatives. If the value analysis team were operating as closely as it should to the architectural process, concept development hopefully would not have proceeded very far before the value analysis process caught up with it.

There are some implications for the client - whether public or private - from the use of value analysis as a management tool in the architectural process.

It seems clear that the client will have more homework to do. He will have to provide more information than he has often been accustomed to providing, and this information will need to be couched in terms of functional rather than fixed requirements for the building. And it will need to take into account the entire life cycle of the building. If value analysis is to be more than cost analysis, it must concern itself not just with first cost, but with life span cost, maintenance and operational costs as well as construction costs. The client will have to be prepared to make the hard decisions - to say what he expects the life span of a building to be and to decide whether it will be better to spend more now and to reap savings over the life span of the building. Are we designing for a 10-year life span - or for 20, or 40, or - as still might be true in the case of a great public monument - for 100 years; The answer to this question will be essential to effective value analysis in the architectural process.

The client must also face the fact that any step added to the design process adds time to the design process. He must be sure that the time schedule for design and construction has built into it the neces-

sary flexibility to accommodate itself to still more time which might be required to feed the benefits of value analysis into the architectural process.

From the architect's point of view, value analysis properly applied has great potential as a tool for more effective management of the design process. The basic value analysis objective of selecting among alternatives the most effective for the client's purposes is identical to the architectural objective. These objectives can be successfully merged if the value analysis methodology recognizes the realities of the architectural process and acts as a complement to the architect's effort to achieve optimum quality and maximum value for his client in the final structure. We must be certain that we do not wind up getting less rather than more quality for the client's money.

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